

095.0

0002

0017.B

Map

Block

Lot

1 of 1

Residential

CARD

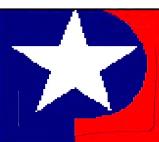
ARLINGTON

Total Card / Total Parcel

1,434,200 / 1,434,200

USE VALUE: 1,434,200 / 1,434,200

ASSESSED: 1,434,200 / 1,434,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		CROSBY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KHOUGAZIAN DAVID	
Owner 2: D'ASPREMONT CLAIRE DE SURY	
Owner 3:	
Street 1: 215 CROSBY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TEUBER ANDREAS/ ESTATE -	
Owner 2: -	
Street 1: 215 CROSBY ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .846 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1820, having primarily Clapboard Exterior and 2954 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	36854	Sq. Ft.	Site	0	70.	0.41	4			Shape	-10	Topo	-10			1,044,811						1,044,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	36854.000	389,400		1,044,800	1,434,200		62283
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 095.0-0002-0017.B		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	389,400	0	36,854.	1,044,800	1,434,200		Year end	12/23/2021	
2021	101	FV	377,600	0	36,854.	1,044,800	1,422,400		Year End Roll	12/10/2020	
2020	101	FV	377,700	0	36,854.	1,044,800	1,422,500		Year End Roll	12/18/2019	
2019	101	FV	389,900	0	36,854.	1,044,800	1,434,700		Year End Roll	1/3/2019	
2018	101	FV	389,900	0	36,854.	895,600	1,285,500		Year End Roll	12/20/2017	
2017	101	FV	389,900	0	36,854.	835,800	1,225,700		Year End Roll	1/3/2017	
2016	101	FV	389,900	0	36,854.	716,400	1,106,300		Year End	1/4/2016	
2015	101	FV	380,500	0	36,854.	641,800	1,022,300		Year End Roll	12/11/2014	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	7802!
TEUBER ANDREAS/	78292-397		7/21/2021	Estate/Div	1,355,000	No	No		fiduciary deed		
TEUBER MARIANNE	50479-312		12/17/2007		784,225	No	No		Andreas Teuber dod 2/15/2021		
TEUBER MARIANNE	30392-115		7/6/1999	Convenience		No	No	4			
	13888-588		3/6/1980			No	No		N		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/29/2021		SQ Returned							MM	Mary M							
9/16/2021		SQ Mailed							JO	Jenny O							
11/9/2018		MEAS&NOTICE							CC	Chris C							
4/14/2009		Meas/Inspect							163	PATRIOT							
11/18/1999		Inspected							267	PATRIOT							
11/9/1999		Mailer Sent															
10/15/1999		Measured							263	PATRIOT							
7/25/1991									JK								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 2	Rating: Average			CHK COND 1/01.											
Sty Ht: 2A	2	2 Sty	+Attic	A Bath:	Rating:														
(Liv) Units: 1		Total: 1		3/4 Bath:	Rating:														
Foundation: 3	Brick or Stone			A 3QBth:	Rating:														
Frame: 1	Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 2	Clapboard			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1									
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 2	Rating: Average			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: B	Good			<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1820		Eff Yr Blt:		Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct:		Fact: .		Floor:				Totals	RMS: 8	BRs: 4	Baths: 2	HB 1							
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
<b>INTERIOR INFORMATION</b>				Phys Cond: PR	Poor	48. %		Interior:	1	8	4								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2	Plaster			Economic:		%		Kitchen:											
Sec Int Wall:		%		Special:		%		Baths:											
Partition: T	Typical			Override:		%		Plumbing:											
Prim Floors: 3	Hardwood			Total:	48.1	%		Electric:											
Sec Floors:		%		<b>CALC SUMMARY</b>				Heating:											
Bsmnt Flr: 12	Concrete			Basic \$ / SQ: 130.00				General:											
Subfloor:				Size Adj.: 1.00545025				Totals	1	8	4								
Bsmnt Gar:				Const Adj.: 0.98990101															
Electric: 3	Typical			Adj \$ / SQ: 129.389															
Insulation: 2	Typical			Other Features: 102531															
Int vs Ext: S				Grade Factor: 1.33															
Heat Fuel: 1	Oil			NBHD Inf: 1.00000000															
Heat Type: 5	Steam			NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC:		Adj Total: 750267															
Solar HW: Yes	Central Vac:	NO		Depreciation: 360878															
% Com Wal		% Sprinkled		Depreciated Total: 389388															
<b>MOBILE HOME</b>				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val									
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:				Juris. Factor:		Before Depr:	172.09								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	095.0-0002-0017.B
More: N Total Yard Items: Total Special Features: Total:																			